

# ARCHITECTURAL NOTES

- THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING
- THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.
- ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED BY CHOICE OF OTHERS
- ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS HAVING JURISDICTION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS FROM PROJECT SITE
- DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR EXACT LOCATION OF OPENINGS, FIXTURES, EQUIPMENT, ETC. WITH PROGRESS OF THE CONSTRUCTION.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE
- REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

## SECURITY AND FORCE PROTECTION

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 36 OF THE FLORIDA BUILDING CODE.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET IN THE FLORIDA BUILDING CODE.
3. ALL SINGLE EXTERIOR SWING DOOR SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. JAMBS OF ALL EXTERIOR OFFSET TYPE SWING DOORS SHALL BE RABBIT OR SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
5. HINGES ON EXTERIOR OUT SWING DOORS SHALL HAVE NON-REMOVABLE PINS AND NON-EXPOSED SCREWS.
6. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTES, STANDARD 297.1.

## ALTERATION LEVEL

### SECTION 403 ALTERATION-LEVEL 1

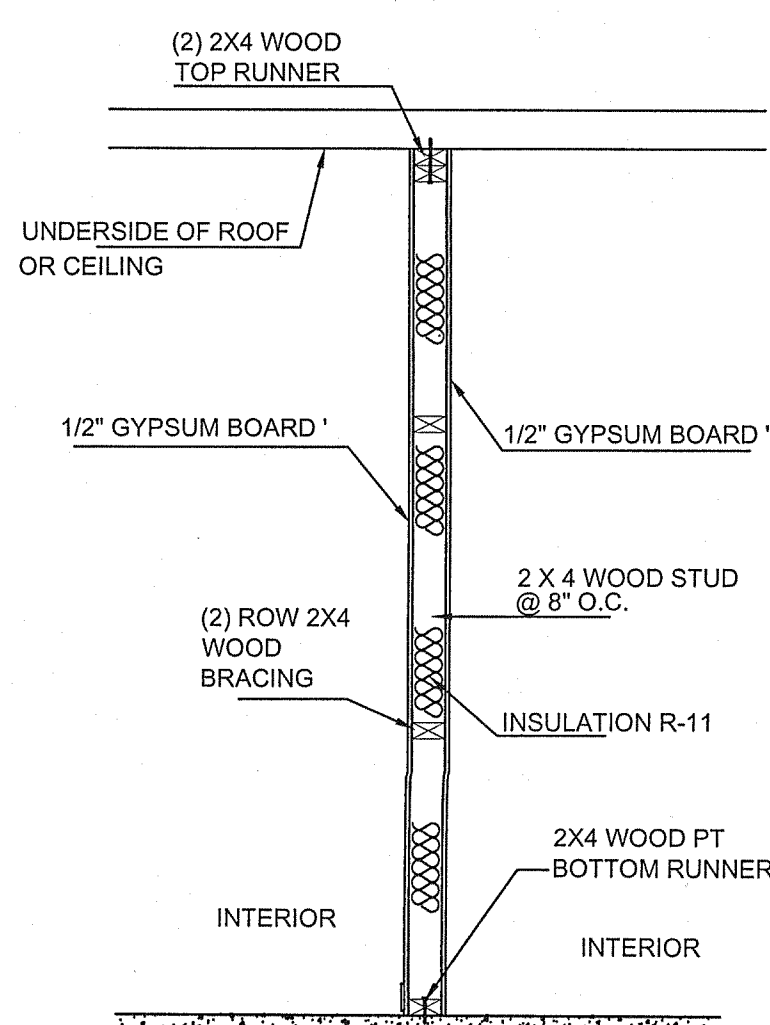
403.1 SCOPE. LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE. LEVEL 1 ALTERATIONS SHALL NOT INCLUDE ANY REMOVAL, REPLACEMENT OR COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES UNDERTAKEN FOR PURPOSE OF REPAIR AS DEFINED IN CHAPTER 2 AND DESCRIBED IN SECTION 402.

### SECTION 404 ALTERATION-LEVEL 2

404.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

404.2 APPLICATION. LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 7.

## LEVEL OF ALTERATION FOR THE SCOPE OF WORK..LEVEL 2



### NOTES:

1. ALL INSULATION MATERIALS (WALL AND CEILING FINISHES) HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450. SEE FBC 2010 1001.1.
2. OPENINGS BETWEEN EXTERIOR AND THE INTERIOR OF UNITS MUST BE EQUIPPED WITH SOLID WOOD DOORS AT LEAST 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL, DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS. FBC 2010 1001.1.

## FLAME SPREAD AND SMOKE DENSITY

R315.1 WALL AND CEILING: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200  
R315.2 SMOKE DEVELOPED INDEX: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450

### 505.1 General.

A mezzanine or mezzanines in compliance with this section shall be considered a portion of the floor below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area defined in Section 702. The clear height above and below the mezzanine floor construction shall not be less than 7 feet (2134 mm).

### TENANT LIST, BUILDING "B"

BUILDING B - 4<sup>TH</sup> BUILDING LIST:

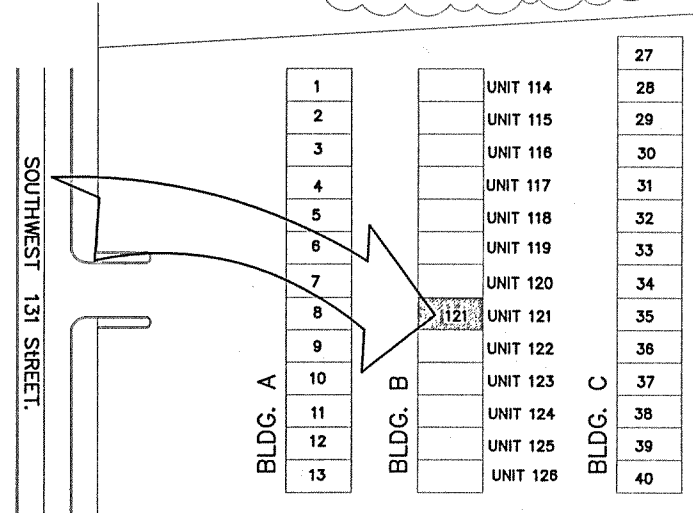
- UNIT 114 - JUAN REN CARO - OFFICE
- UNIT 115 - REACH FOR THE ARTS - ART SCHOOL
- UNIT 116 - LAB RESEARCH - OFFICE
- UNIT 117 - ALL FLORIDA INSURANCE - OFFICE
- UNIT 118 - T & C BEGINNINGS - WAREHOUSE
- UNIT 119 - ATWOOD LAW FIRM - OFFICE
- UNIT 120 - 120 PARK VEST LLC - OFFICE
- UNIT 121 - CONDENTAL SUPPLY
- UNIT 122 - ELSA MIAMI - OFFICE
- UNIT 123 - M & M NATIONWIDE - MORTGAGE COMPANY - OFFICE
- UNIT 124 - M & M NATIONWIDE - MORTGAGE COMPANY - OFFICE
- UNIT 125 - M & M NATIONWIDE - MORTGAGE COMPANY - OFFICE
- UNIT 126 - ELSA MIAMI - GYM

MARK	SIZE	WITH	TYPE	MATERIAL	FRAME	HARDWARE	QTY	REMARKS
2	3'-0"X6'-8"	1-3/4"	SWING	METAL	METAL	DEAD BOLT		*EXTERIOR METAL DOOR EXISTING
1	3'-0"X6'-8"	1-3/4"	FLUSH	WOOD	WOOD	PRIVACY		INTERIOR DOOR EXISTING
3	3'-0"X6'-8"	1-3/4"	FLUSH	WOOD	WOOD	PRIVACY		INTERIOR DOOR NEW
4	2'-0"X6'-8"	1-3/8"	LOUVER	WOOD	WOOD	PRIVACY		INTERIOR DOOR EXISTING

### SAFETY NOTES FOR DOORS

DOORS AND DOORWAYS SHALL BE IN ACCORDANCE WITH CHAPTER 21 (21-2.4.3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (21-2.4.4) EVERY BATHROOM DOOR LATCH SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE EGRESS DOOR TYPE OF LOCK OR LATCH MUST COMPLY WITH FC 2010 1114.4. OUTSIDE IN AN EMERGENCY.

ADJACENT TENANTS 120 & 122:  
120: OFFICE  
122: OFFICE



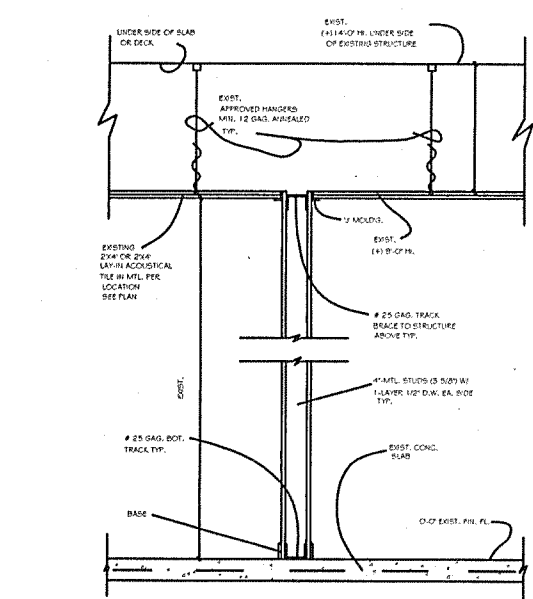
### OVERALL SITE PLAN

N.T.S.  
131 ST. & 133 CT.  
MIAMI, FL 33186  
SUITE # 121

SEE MICROFILM COPY ATTACH

## LEGEND

- EXIST. EXTERIOR CMU WALL TO REMAIN. 2 HOUR RATED
- NEW PARTITION.
- EXISTING WINDOW TO REMAIN.
- EXISTING DOOR TO REMAIN.
- NEW DOOR
- EXIST. PARTITION.



### THRU PARTITION

### NOTE:

CEILING TILE TO BE 2x4 OR 2x2 ACCEIDENTAL TILE SEE PLAN RECESSED LIGHTING FIXTURES TO BE RECESSED AS PER PLAN CEILING TILE TO BE CLIPPED DOWN IN PLACE

- PARKING REQUIREMENTS:  
REQUIRED 80 SPACES  
STANDARD: 40 SPACES  
HANDICAP: 4 SPACES  
81 SPACES ARE ENOUGH TO MEZZANINE  
(2) PARKING SPACES ASSIGNED TO DENTAL ACCESSORIES SUPPLY INCLUDED INTO 81 SPACES  
AVERAGE 500 SQ. FT./PARKING SPACE  
81 SPACES > 80 SPACES, ONE EXISTING PARKING TO BE UTILIZED WITH ANOTHER TENANTS
- PROVIDED: 81 SPACES  
COMPACT: 37 SPACES

## MAXIMUM FLOOR AREA ALLOWABLE PER OCCUPANTS.

IN ACCORDANCE TO FLORIDA FIRE PREVENTION CODE 2010-TABLE 1004.1.1

OCCUPANCY LOAD FACTOR

1200 SQ. FT. SPACE AREA

OCCUPANTS= 600.00 SF / 40 SF/OCCUPANT = 15 OCCUPANTS

MEZZANINE-STORAGE 600/ 300=2 PERSONS

OCCUPANTS TOTAL= 17

MAXIMUM ALLOWABLE LOAD= 17 OCCUPANTS

### NOTES:

- THE BUILDING HAS A SYSTEM OF PUBLIC FACILITIES: HANDICAPPED RESTROOM, DUMPSTER, PARKING SPACES ETC.

### LIGHTING NOTE:

EMERGENCY LIGHTING SHALL COMPLY WITH 7.9.2.2 IN EACH SERVED AREA & NEC 700.12 E

## DOOR HARDWARE ACCESSIBILITY

( HANDLES, PULLS, LEVERS AND LATCHES ) MUST BE EASILY GRASP ABLE AND OPERABLE AND MUST COMPLY WITH THE FLORIDA ACCESSIBILITY CODE 11-4.13.9

SHALL COMPLY WITH FAC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE

### NOTE:

PROVIDE ALL HARDWARE TO BE ADA COMPLAINT W/ SELF CLOSER.

8" CMU WALL TENANTS SEPARATION EXTENDED 2'-4" ABOVE ROOF. SEE MICROFILM PLANS S-3 & S-4

SCOPE WORK INCLUDE EXISTING MEZZANINE TO BE LEGALIZED AS SHOWN

